



**PROPERTY PURCHASE AT MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALYSIS**

**PROPERTY DESCRIPTION**

<b>OWNER'S NAME</b>	THERESA QUINTANILLA	
<b>PROPERTY ADDRESS</b>	17511 SW 122 AVE MIAMI 33177	
<b>FOLIO #</b>	30-5936-005-5990	
<b>FORECLOSURE CASE #</b>	2014-025159-CA-01	
<b>SALE DATE</b>	5/12/2016	
<b>LIVING AREA</b>	1,733	
<b>LAYOUT</b>	3/2	
<b>MAP</b>	<a href="https://goo.gl/maps/3uvLChswUiL2">https://goo.gl/maps/3uvLChswUiL2</a>	
<b>COMMUNITY/COMPLEX</b>	SOUTH MIAMI HEIGHTS MANOR	

**PROPERTY VALUE**

<b>AUCTION PURCHASE PRICE</b>	\$165,600.00	<b>MAXIMUM BIT</b>	HIDDEN
<b>FINAL JUGDMENT</b>	\$144,778.00	<b>MARKET VALUE</b>	\$225,000.00
<b>RENT AMOUNT</b>	\$1,800.00	<b>MONTHLY HOA</b>	\$0.00

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	\$3,477.60	<b>DUE HOA/CONDO*</b>	\$0.00
<b>DUE COUNTY TAXES</b>	\$1,317.52	<b>OTHER LIENS</b>	\$0.00
<b>SELLING CLOSING COSTS 3%</b>	\$0.00	<b>AUCTION SERVICE FEE</b>	\$9,936.00
<b>FEDERAL TAXES/LIENS</b>	\$0.00	<b>SALE COMMISSIONS</b>	\$0.00
<b>REPAIRS \$10 X Sqt ft</b>	\$17,330.00	<b>TOTAL COSTS</b>	\$32,061.12

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	\$197,661.12	<b>PROFIT</b>	\$27,338.88
<b>PORCENTUAL PROFIT</b>	13.83%		

**COMMENTS**

This home is a great investor opportunity. It will be sold on Thursday, May, 12.  
 Facts: ■ Lot: 7,405 sqft ■ Single Family ■ Built in 1960 ■ Last sold: Nov 1982 for \$44,400  
 Construction: ■ Exterior material: Cement concrete ■ Roof type: Other ■ Stories: 1 ■ Unit count: 1  
 Other: ■ Floor size: 1,733 sqft ■ Last remodel year: 1980 ■ Lot depth: 100 ft ■ Lot width: 75 ft